



LEE'S SUMMIT

M I S S O U R I

July 3, 2017

Dear Mr. Veritasi,

On May 23, 2017 the Long Range Planning and Special Projects Department received your application for an Exterior Renovation Permit for the 6 SW 3rd St property. This property is located within the Downtown Core Area, as designated by the Downtown Master Development Plan, adopted as a part of the Lee's Summit Comprehensive Plan on May 10, 2005.

Downtown Design Standards were adopted March 14, 2013 for all properties within the Downtown Core Area as follows:

Article 7 Division VIII: Design Standards for the Downtown Core Area (Amend. #45)

Section 7.410. Introduction

- A. Statement of Intent and Purpose. The design standards for the Downtown Core Area are intended to provide parameters for the physical appearance, structure and placement of buildings located in the areas defined herein, for commercial, mixed use, non-residential and multi-family residential development. The purpose of these design standards is to:
1. Promote development and redevelopment that are complementary and consistent with the character of existing structures.
 2. Foster reinvestment in and redevelopment of existing structures.
 3. Provide site plan and architectural standards to foster sustainable development, with an appreciation for the elements of scale and character of the historic buildings.
 4. Implement the Old Lee's Summit Downtown Master Plan, a part of the Lee's Summit Comprehensive Plan, including recommendations for the Downtown Core Area, as defined therein.
- B. Downtown Core Area. The boundaries of the Downtown Core Area shall be those shown in the Downtown Master Development Plan adopted as a part of the Lee's Summit Comprehensive Plan on May 10, 2005. (See map on the following page.)
- C. Streetscape. When applicable the streetscape shall be consistent with the "Lee's Summit Downtown Improvements Street Reconstruction & Streetscape Plan".
- D. Local Historic Districts. Any conflict with this Division resulting from the voluntary establishment of a local historic district shall follow the requirements of the local historic district. Refer to Article 6, Division III, Historic Preservation Overlay District, of this Chapter.

Section 7.420. Design Standards – Commercial Core

- A. Applicability. The Commercial Core Design Standards shall apply to all construction within the boundaries shown on the map below, including, but not limited to, new buildings, building additions, exterior alterations, and changes or additions to parking areas or driveways. The standards do not apply to interior remodeling, underground utility work, or maintenance and repair of public infrastructure.
- B. Overview. All structures shall exhibit the basic features of traditional structures within the downtown area of Lee's Summit. These buildings shall align along the sidewalk edge or in relative relationship thereto consistent with traditional downtown building alignments, define the pedestrian zone and provide a sense of scale and visual interest. Strengthening this pattern of development will enhance the economic sustainability of the Downtown Core Area. The standards that follow establish a consistent identity while accommodating individual design solutions.

The following requirements are specific to your application:

- J. Building Materials and Color.
 - 1. Exterior building materials shall be primarily brick.
 - 2. Other building materials may be permitted, but will be limited to the rear and sides of buildings, or limited as a percentage of a façade, or only permitted as an incidental or accent material:
 - a. Traditional stucco, a cement and sand based material,
 - b. fiber cement siding (such as "HardiePlank")
 - c. new, high quality materials that are recognized by an approved third party testing agency which meet or exceed the quality of the materials listed
 - d. Innovative or "green" materials, provided they appear similar in quality, texture, finish and dimension to permitted materials and which are recognized by an approved third party testing agency which meet or exceed the quality of the materials listed.
 - e. Architectural metal or historic metal to match existing building.
 - 3. Prohibited materials shall include:
 - a. Metal siding and corrugated metal. Existing buildings with metal siding on the rear and sides may be maintained and repaired with similar materials.
 - b. Exterior Finish Insulation Systems (EFIS), a lightweight synthetic wall cladding that includes foam plastic insulation and thin synthetic coatings; except as a trim, accent, cornice or profile material.
 - c. Mirror glass which reflects more than 40 percent of incident visible light.
 - 4. Simple material finishes are encouraged.

5. Matte finishes are preferred.
6. Building colors.
 - a. Building colors should be in traditional brick colors.
 - b. Accent colors should be selected to compliment and contrast the primary brick color.
 - c. Colors should evoke a sense of richness and liveliness to complement and support the overall character of Downtown Lee's Summit.
 - d. Existing unpainted brick shall not be painted.

The storefronts of Downtown Lee's Summit are part of the character-defining elements in the district and should retain as much historic fabric as possible. The consistency and repetition of these building materials form a cohesive environment. A building that breaks this pattern tends to look out of place and disrupts the coherency of the streetscape.

Lee's Summit's Downtown historic commercial buildings are typically brick with metal, wood or masonry trim. The color palettes for these buildings are that of traditional brick colors with accent colors that complement and contrast the primary brick color. For Lee's Summit's historic commercial buildings, windows and trim were usually painted with darker colors than the main body of the building.

To protect the distinguishing architectural heritage of Downtown Lee's Summit the design guidelines for this area require that building materials be primarily brick. Other incidental or accent materials may be permitted so long as they are a limited percentage of the façade. Additionally, building colors are required to complement and support the overall character of Downtown Lee's Summit.

The storefront is one of the most important architectural features of historic commercial buildings in Lee's Summit. With that being said, storefronts are the feature most commonly altered. In the process, these alterations can completely change or destroy a building's distinguishing architectural features. This causes the loss of what makes up the historic character of the district. The purpose of the Downtown Lee's Summit Design Guidelines is to protect the integrity and character of our community.

While the proposed white marble trim below the transom windows is not a material typically found in the construction of the Lee's Summit Downtown District the design guidelines gives staff the ability to approve accent materials as long as they are a limited percentage of the façade. In this limited application staff feels that the proposed material is acceptable as it will not distract from the continuity and overall harmony of the district.

However, after careful consideration staff does not feel that the proposed white marble on the bulkhead keeps in harmony with the colors, style or materials of the existing building or

Downtown Lee's Summit. After review of your application for an exterior renovation permit, staff does not approve this portion of your application as requested. Staff would like to see this area returned to the traditional brick that is common to the downtown district.

Appeal Process

If the Director disapproves an application for an Exterior Renovation Permit or otherwise fails to approve an application in the manner requested by the applicant, the applicant may appeal the Director's decision to the City Council by filing a written application for appeal with the City Clerk within twenty (20) business days of the date that the Director's decision is served. Upon receipt of any appeal filed pursuant to this section, the City Clerk shall schedule the appeal for the next available regular session meeting of the City Council, and provide notice to the applicant of the date, time and place that the appeal shall be heard. The applicant will have full opportunity to present evidence and testimony in support of the applicant's appeal. The hearing shall be conducted as a contested case under the provisions of Chapter 536 RSMo. The City Council shall render a decision at the end of the hearing of the appeal. If the City Council denies the appeal, it shall issue its written decision at the next scheduled regular session meeting of the City Council. The written decision shall include written findings of fact and conclusions of law. The decision of the City Council shall be final for purposes of appeal pursuant to Chapter 536, RSMo.

Please contact me should you have any questions.

Sincerely,

Robert G. McKay, AICP
Director of Planning and Special Projects